094.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,800 / 773,800
					USE VALUE:	773,800 / 773,800
					ASSESSED:	773,800 / 773,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WING-MAHER MARIE ALAYNA
Owner 2:	
Owner 3:	
Street 1:	19 EDMUND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BABAIAN PETER M & SARAH E -
Owner 2:	-
Street 1:	19 EDMUND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7225.000	324,000	4,100	445,700	773,800
Total Card	0.166	324,000	4,100	445,700	773,800
Total Parcel	0.166	324,000	4,100	445,700	773,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.55 /Parcel: 472.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61925
GIS Ref
GIS Ref
Insp Date 08/15/18

!7765!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,000	4100	7,225.	445,700	773,800		Year end	12/23/2021
2021	101	FV	314,800	4100	7,225.	445,700	764,600		Year End Roll	12/10/2020
2020	101	FV	314,900	4100	7,225.	445,700	764,700	764,700	Year End Roll	12/18/2019
2019	101	FV	257,400	4100	7,225.	452,100	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	258,700	4100	7,225.	337,500	600,300	600,300	Year End Roll	12/20/2017
2017	101	FV	258,700	4100	7,225.	305,600	568,400	568,400	Year End Roll	1/3/2017
2016	101	FV	258,700	4100	7,225.	292,900	555,700	555,700	Year End	1/4/2016
2015	101	FV	252,700	4100	7,225.	248,300	505,100	505,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:08:26

LAST REV

Date	Time
08/31/18	09:21:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BABAIAN PETER M	63964-235		7/24/2014		516,000	No	No		
BABAIAN PETER,	61061-272		1/28/2013	Convenience	99	No	No		
RAN ALEXANDER/I	51449-199		7/16/2008		485,000	No	No		
MARTIN JOHN P/S	44584-278		1/31/2005		454,000	No	No		
CAIN ROBERT E &	33214-277		7/6/2001	Family	325,000	No	No		
	8995-543		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2016	1264	Re-Roof	6,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Meas/Inspect	BS	Barbara S
1/17/2009	Meas/Inspect	372	PATRIOT
6/28/2005	MLS	HC	Helen Chinal
11/30/2001	MLS	MM	Mary M
3/14/2000	Inspected	264	PATRIOT
2/2/2000	Measured	197	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7225		Sq. Ft.	Site		0	70.	0.88	5									445,728						445,700	

Total AC/HA:	0.16586	Total SF/SM:	7225	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,728	Spl Credit		Total:	445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	74000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398089
Depreciation:	74045
Depreciated Total:	324044

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

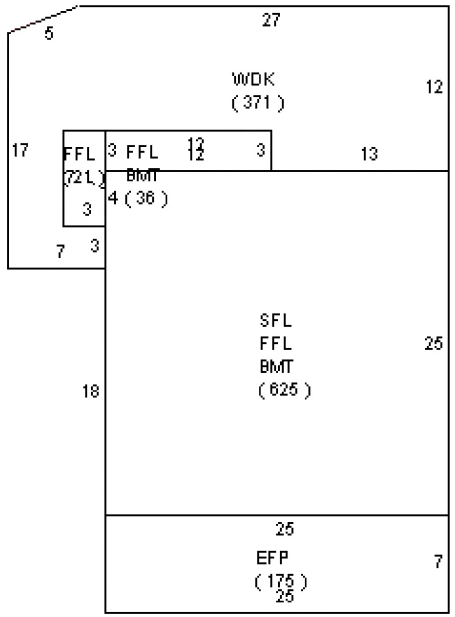
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.45
Special Features:	0	Val/Su Net:	128.88
Final Total:	324000	Val/Su SzAd	247.90

SKETCH



Sum Area By Label :
FFL = 682
BMT = 661
SFL = 625
EFP = 175
WDK = 371

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	682	180.410	123,039
BMT	Basement	661	62.780	41,499
SFL	Second Floor	625	180.410	112,756
WDK	Deck	371	8.610	3,193
EFP	Enclos Porch	175	42.350	7,411
	Net Sketched Area:	2,514	Total:	287,898
Size Ad	1307	Gross Area	2514	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1992	0.00	T	21.6	101						
3	Garage	D	Y	1	19X18	F	AV	1930	20.08	T	40	101			4,100			4,100

PARCEL ID

094.0-0007-0005.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100